

FCPC May 2022: Review of Demographic Data, Work Program, and Planning Improvements

# Annual Progress Report and Implementation Program CY 2021

THE LIVABLE FREDERICK MASTER PLAN

A Core Element of Frederick County Comprehensive Planning

# *Annual Report Process*

- *Last Month*: Review of Initial Annual Report Data by the FCPC
- *Today*: Demographic Snapshot (2020 Census), Discussion of Work Program, Recommended Planning Improvements by FCPC
- *June FCPC Meeting*: State-Mandated Report (CY 2021) to be considered by FCPC



# Demographic Snapshot

**2020 Census**

**May 2022**

# Frederick County 2020 Census

**271,717**  **16.4%**

## Total Housing

-  **14.8%**
-  2.71 (Average Household Size)

## Absorbing Growth\*

- Town of New Market **133%**
  - City of Brunswick **32%**
  - City of Frederick **20%**
  - CDPs - Ballenger **37%**; Urbana **45%**;  
Linganore **45%**
- 

\*Reflect changes in population between 2010 and 2020 decennials.

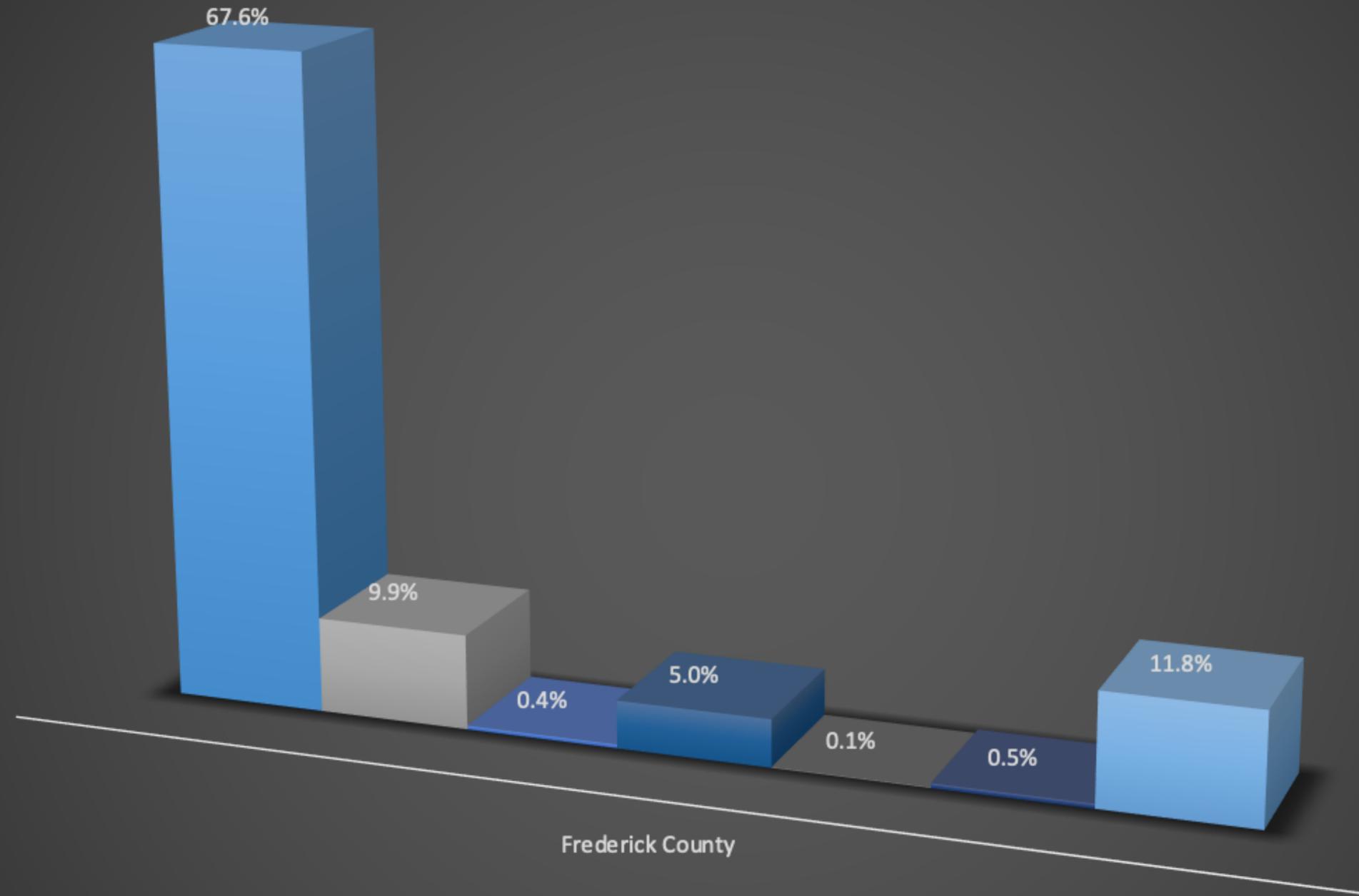
# Frederick County 2020 Census

**271,717**  **16.4%**

The County's Four Largest Ethnic Groups

Race & Ethnicity	Total Pop.	Percent	Growth 2010 - 2020
White (non-Hispanic)	189,470	67.6%	1.1%
Black (non-Hispanic)	27,007	9.9%	37.7%
Asian (non-Hispanic)	13,427	4.9%	51.3%
Hispanic (of any race)	32,119	11.8%	87.4%

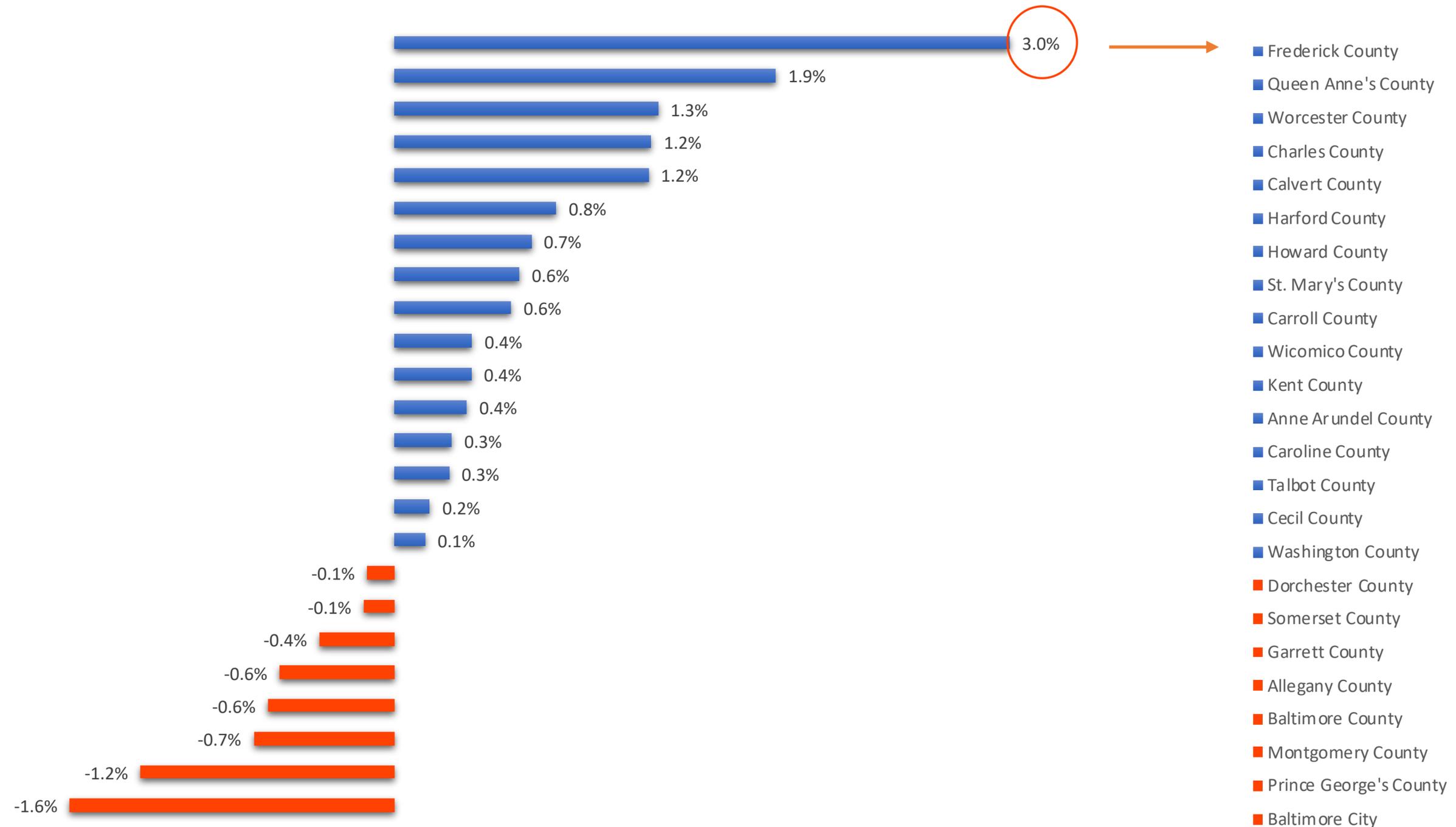
# Frederick County 2020 Census



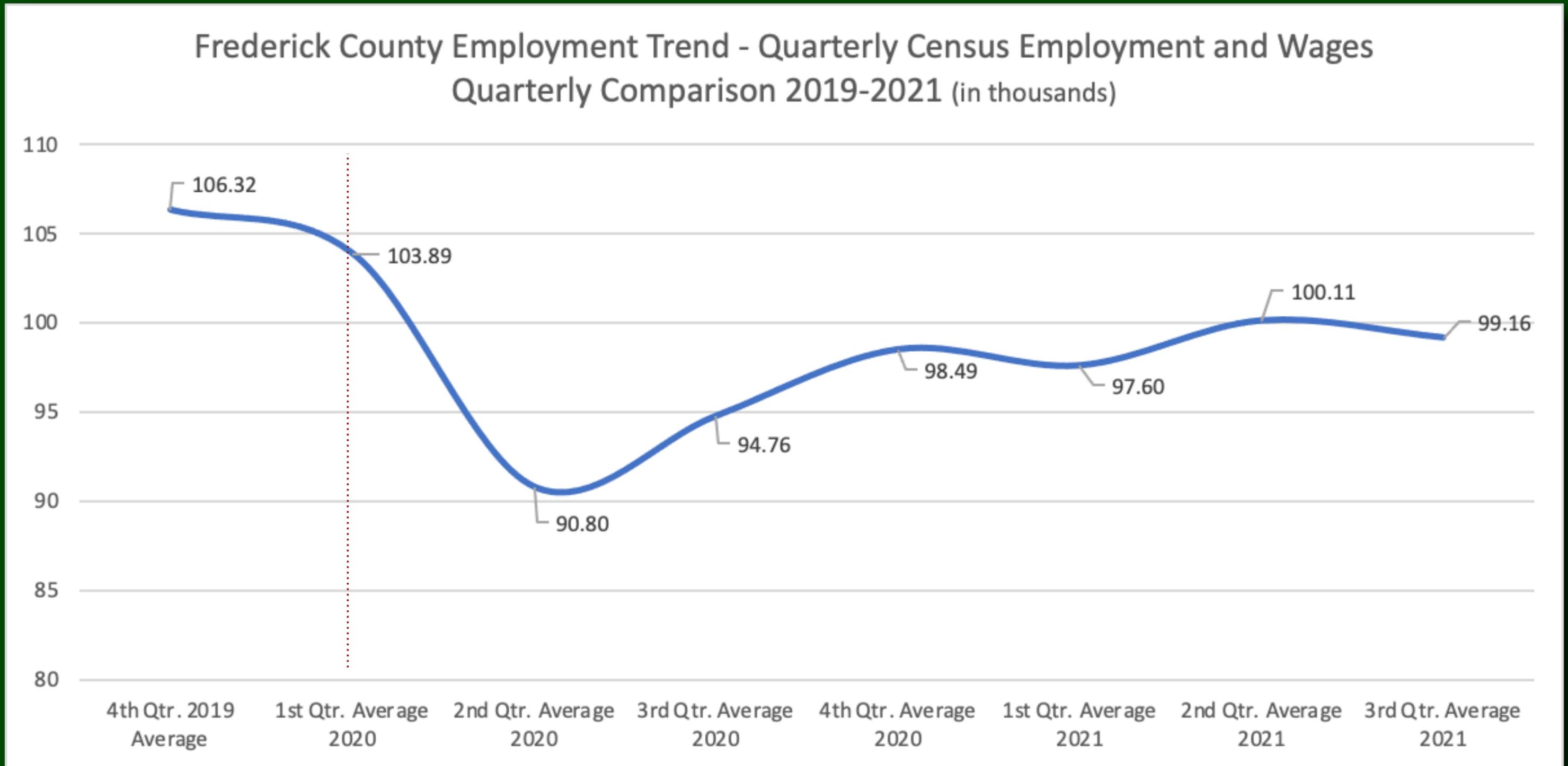
■ White Alone ■ Black Alone ■ American Indian / Alaska Native Alone ■ Asian Alone ■ Native Hawaiian / Other Pacific Islander ■ Two or More Races ■ Hispanic

# Frederick County April 1, 2020 - July 1, 2021

Percent Population Change for Maryland Jurisdictions  
April 1, 2020 - July 1, 2021



# Frederick County Employment Trend



**What kind of demographic or economic data would be useful to the Planning Commission?**

# Implementation Options

**LFMP Implementation Program 2022-2026**

May 2022

# Project Types

## Implementation Program - Planning Area Catalogue

- Elective Plans
- Functional Plans
- Concurrent Plans
- Cyclical Plans

# Elective Plans

## Adamstown Corridor

- **SFC-South Frederick Triangle**
- **SFC-Ballenger Creek East**
- Eastalco
- Adamstown
- Buckeystown
- Point of Rocks

# Elective Plans

## Urbana Corridor

- **South Frederick Triangle**
- I-270 TOD Corridor
- Urbana

# Elective Plans

## New Market Corridor

- Spring Ridge/Bartonsville
- New Market
- Mount Airy
- Linganore
- Holly Hills

# Elective Plans

## Jefferson Corridor

- Ballenger Creek North
- Feagaville/Mt. Zion Road
- Jefferson
- Brunswick

# Elective Plans

## Other Places

- Catoctin Mountain-Treasured Landscape Management Plan (TLMP)
- Middletown Valley/Catoctin Creek-TLMP
- **Sugarloaf Mountain-TLMP**
- Ballenger Creek
- Fountaindale
- Libertytown

# Functional Plans

## Countywide Systems

- Agricultural Infrastructure Plan
- Green Infrastructure Plan
- Multi-Modal Accessibility Plan
- Master Transportation Plan
- Bikeways and Trails Plan
- Historic Preservation Plan
- Affordable Housing Plan/Our Homes
- Community Health Plan

# Concurrent Plans

## Planning Partnerships

- Municipal Planning Areas
- MWCOCG Planning Studies
- State Planning Efforts
- Multi-Jurisdictional Area or Functional Plans

# Cyclical Plans

## Policy and Planning Updates

- Land Use Management Plan (Land Use & Zoning Evaluation Process)
- LFMP Updates
- Water and Sewerage Master Plan
- Water Resources Element Update
- **Land Preservation, Parks, and Recreation Plan**
- **Pupil Yield Study**
- **School Capacity Needs Analysis**
- **Residential Development Pipeline/Development Monitoring**
- **Annual Transportation Priorities Review**
- **Capital Improvements Program (CIP)**
- **MWCOG Cooperative Forecasting**
- **Demographic and Development Data**
- **Annual Livable Frederick Progress Report & Implementation Program**

# Opportunity Plans

## Unanticipated Options and Challenges

- Economic Opportunity Plans
- Environmental Challenge Plans
- Infrastructure Opportunity Plans
- Livability Challenge Plans

# Current Program

## Implementation Program - October 2019

- **South Frederick Corridors (SFC): 2020-2022**
- **Sugarloaf Mountain TLMP: 2019-2022**
- **MWCOG Cooperative Forecast Update 10.0**
- **LPPRP: 2020-2022**
- **Water Resources Element Update: 2021-2022**

# Current Program

## Implementation Program - October 2019

The current program - approved as part of the adoption of the LFMP in late 2019 - includes two plans that are currently in development, the Sugarloaf Mountain TLMP, and the South Frederick Corridors Plan. Both are anticipated to be completed in 2022. The MWCOG Cooperative Forecast Round 10.0 effort is also about to get underway as part of a broader effort to assess our ongoing ability to collect and share data that are important to our understanding of the County's land use planning environment.

Moving forward, it is important that our efforts continue to chip away at the array of plans necessary to fully implement the LFMP and adequately prepare the county for growth and development challenges ahead.

# Proposed Program

## Implementation Program - Spring 2022

- **Urbana/I-270 'Corridor Futures Plan': 2023-2024**
- **Agricultural Infrastructure Plan: 2023-2024**
- **Land Use Management Plan: 2024**
- **Eastalco CGA: Out Years Beyond 2022**
- **Water Resources Element Update: 2022-2023**

# Proposed Program

## Implementation Program - Spring 2022

In general terms, it may be advantageous for the county to be engaged in active planning at multiple levels, including efforts to plan for our larger systems (**Agricultural Infrastructure, Green Infrastructure**), as well as for our geographically-constrained growth areas & corridors (**Urbana Growth Area, I-270 Corridor Futures, Eastalco CGA**). A third category of critical importance would include our 'general upkeep' efforts such as cyclical updates to water/sewer plans, opens space/park planning, and the **Land Use Maintenance Plan**. The Land Use Maintenance Plan is essential as a mechanism for situational relief, allowing land owners or the county, to proposed smaller scale changes to the land use and zoning designations of properties which may not be subject to an area or corridor plan. This effort, conceptualized as occurring every 5 years, would provide an opportunity once made available in our Region Plan work.

# Proposed Program

## Implementation Program - Spring 2022

- [Urbana/I-270 'Corridor Futures Plan': 2023-2024](#) After nearly 25 years of mixed use development in and around the small village of Urbana, a vibrant community has grown, anchored by private and public investment in roadways, schools, and water/sewer infrastructure. The Urbana Growth Area - as originally conceived - has largely been built out and now serves as a magnet for additional community growth in the form of new residential neighborhoods, infill commercial development, and maturing employment centers.
- The I-270 Corridor has served as a transportation artery for Frederick County residents offering both commuting options for those working in the region, as well as a conduit for employers seeking to locate in Frederick County while maintaining connections into D.C. and the inner suburbs. The LFMP proposes the consideration of TOD villages along this corridor to enhance multi-modal access and provide new opportunities for compact residential and employment growth along this transportation artery.

# Proposed Program

## Implementation Program - Spring 2022

- The LFMP describes the Urbana Community and the I-270 Corridor (along with the South Frederick Triangle) as key components of the *Urbana Corridor*, an interconnected series of places stretching from the southern reaches of the City of Frederick to the Montgomery County border. Existing land use designations, zoning categories, and infrastructure plans, are insufficient to realize this vision without a dedicated planning effort.
- A master plan for the Urbana Corridor should be undertaken, perhaps in a phased, multi-year approach beginning with a new look at the Urbana Community - either by itself, or in the context of a revised plan for the I-270 corridor.
- A *Corridor Futures Plan* could serve as an armature for economic development planning, infrastructure planning, and transportation planning in southern Frederick County and would complement the work currently underway in the South Frederick Corridors and Sugarloaf Mountain region.

# Proposed Program

## Implementation Program - Spring 2022

- [Agricultural Infrastructure Plan: 2023-2024](#) This document, first described in the Livable Frederick Master Plan, would allow the county to take a comprehensive look at all elements and policies affecting the agricultural economy in Frederick County. The need to better coordinate efforts between land preservation, agricultural business, community sustainability and resiliency, and traditional land use planning has never been more critical.
- This plan could be phased, but its greatest value resides in its comprehensive approach to our agricultural heritage and future.
- A significant component of this effort will include collaboration with the many advocates and practitioners who, on a regular basis, push to influence public policy (including land use policies).

# Proposed Program

## Implementation Program - Spring 2022

- [Land Use Management Plan: 2024](#) As the county begins to complete master plans for key growth areas, vital employment corridors, and treasured landscapes, we must also consider the needs of land owners throughout the county whose properties are not likely to be considered in these focused planning efforts.
- A regular and predictable LMP, completed on a 5-10 year cycle would provide an opportunity for residents, land owners, and the county itself to consider modest changes to its land use map and zoning maps within the context of a controlled process. Applications for serious consideration can be limited and constrained through the scoping document and policy establishing this planning process.

# Proposed Program

## Implementation Program - Spring 2022

- [Eastalco CGA: Out Years Beyond 2022](#) The need for a comprehensive master plan guiding investment in, and development of, the lands at the site of the former Eastalco plant is established in the LFMP (pp. 43-44). Few locations in the county offer the array of opportunities for satisfying such a significant portion of our economic development needs over the next 25 years.
- With a considerable portion of the property under development as a data center campus, the county should undertake a planning process that identifies the type and scale of development that best supports this growth, as well as the vision set forth in the LFMP.

# Proposed Program

## Implementation Program - Spring 2022

- [Water Resources Element Update: 2022-2023](#) The County is required to update its Water Resources Element (WRE) every 10 years. A WRE is typically completed as part of a comprehensive planning effort.
- A state-required analysis of the County's developable land (based upon land use category and zoning designation) will be completed as part of the WRE effort so that resulting strategies are reflective of the vision set forth in the LFMP.

# FCPC - Planning Improvements

Discussion of Key FCPC Recommendations

May 2022

# Discussion: Planning Improvements

***"The annual report shall contain statements and recommendations for improving the planning and development process within the local jurisdiction."***

## Discussion Points from April 2022 FCPC Meeting

- How to better consider the impact of a proposed use on surrounding properties based upon the intensity of that use
- MXD land use
- Lighting: pole height modifications, building-mounted lights, lighted signs, stadium and athletic field illumination
- Issues related to Historic Preservation
- Historic National Road Guidelines
- Criteria for Agricultural Preservation
- Specimen Trees
- Moderately Priced Dwelling Units (MPDUs)
- Accessory Dwelling Units (ADUs)
- Board of Appeals: Various topics based on previous cases

# Discussion: Planning Improvements

## Continued...

### Discussion Points: April 2022 FCPC High Interest Topics List

- Small Area Planning: Econ Development
- Traffic/APFO: Traffic Section of Staff Reports-ID Appropriate Peak Hours; Require NID for FCPC decision on APFO
- Community Meetings: Extend requirement to Site Plan?
- Parking Standards Review: general discussion; on-street parking proximity to dwellings
- Signage Posting: Improving visibility; enhanced notification
- TDRs: Explore intercounty program
- Historic Properties: Presentation on forms of designation; role of HPC; requirements for HP report to FCPC

# Discussion: Planning Improvements

## Continued...

### Discussion Points: April 2022 FCPC High Interest Topics List

- FCPC/Staff interaction: adequate resources; requesting consulting staff; FCPC access to all referenced evidence
- Hazardous Uses: Workshop for commercial uses near residential uses
- Lighting Standards: Height, glare, scale
- Site Visits: Develop procedure allowing FCPC to conduct site visits for large development applications
- Small Area Planning: Impact of ag pres easements on future growth & planning
- Urban Forest: Presentation on Urban Forestry
- Online Codes: Ensuring that online regulations are current

# Discussion: Planning Improvements

Continued...

## Discussion Points: April 2022 FCPC High Interest Topics List

- Housing: Re-write of MPDU ordinance; FCPC liaison; PIL option
- Housing: Remove barriers to Missing Middle Housing; presentation on housing terms, trends, concepts
- Impact of Intense Development: Focus on allowable uses
- Zoning Ordinance: Routine reviews for consistency; Ref to 2003 IBC corrected?
- Development Applications: ALTA survey; easements identified
- LFMP Annual Review: Errata and inconsistencies for ongoing updates
- Zoning Hearing: Communicate Zoning Determinations that will clarify, restrict, or condition the decisions of FCPC

# Discussion: Planning Improvements

## Continued...

### Discussion Points: April 2022 FCPC High Interest Topics List

- Scuba Update: Staff update regarding text amendment
- Definitions in Regs: Incorporate standard planning terms
- Mass Grading: Request presentation on impacts of mass grading
- Buffers/Screens/Landscaping: Review regulations
- Historic Resources: Role of FCPC
- Mailbox/Mail Delivery: How to determine mail distribution so that FCPC can advise/condition in plan reviews
- MXD Zoning: A true mix of uses or collection of segregated uses?

# Discussion: Planning Improvements

Continued...

## Discussion Points: April 2022 FCPC High Interest Topics List

- Other thoughts or ideas?

**Next Month:**

**Annual Report Publication DRAFT for Consideration**